

## Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, January 7, 2016**  
**7 PM** City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

**Meeting was brought to order at 7:02 PM.**

Planning Board attendance:

Member	Present	Absent	Excused
Cynthia Labrie, Chair			X
Elin A. Gaynor, Vice	X		
Ronald Czelusniak, Clerk	X		
Gregory A. Hamelin			X
Tom Reniewicz	X		
Brian J. Pearly	X		
Olivia Galecki	X		

Planning Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director	X		
James Dawson, Development Manager	X		

### ITEM 1:

**Zone Change** Residential A to Industrial for 3,774 SF of property for the purpose of obtaining a Class III License. Location: **5 Mill St.**, Applicant: Leonid Ignatyuk, 132 Maryland Ave., Chicopee, MA 01020

**Notes:** This request was tabled to January 7, 2016 at the December 3, 2015 Planning Board hearing. In the interim, the City Council acted on the Zone Change and approved it on December 15, 2015 without a Planning Board recommendation. No further action was taken on this item.

### ITEM 2:

**Preliminary Subdivision Plan** for a 7-lot residential subdivision. Location: **Off Homer Ave. between #33 and 61, Assessor Map 743, Parcels 17-20.** Applicant: Dale View Apartments c/o Brian Fitzgerald, 88 Elm St., P.O.Box 268, West Springfield, MA 01090

**Notes:** Rob Levesque of R. Levesque Associates, Inc. presented the plans for the Applicant. Mr. Levesque went into detail about drainage of the property and how grading of the street layout would be dealt with. Several abutters spoke in opposition to the project. The greatest concern of abutters was the drainage. Mr. Levesque explained how the proposed drainage system would intercept the stormwater runoff. Ward Councilor Walczak was concerned about the removal of up to 50 large trees on the property; he also mentioned that abutters would lose shade in their yards if the trees are cleared. Councilor Laflamme had a concern about the maintenance of the yard drains that are proposed in the back yards of lots 3 and 5 of the plans; he asked the City Engineer for his opinion on this issue. Councilor Walczak asked about sidewalks in the proposed subdivision. Mr. Levesque explained the reason for the sidewalk waiver request. The Board considered the comments from the Site Plan Review Advisory Committee (SPRAC) and voted on the project. The first vote was for the Waiver of Sidewalks, the second vote was for the Preliminary Plans.

### Sidewalk Waiver

Motion to approve was made by Ron Czelusniak and seconded by Olivia Galecki. Vote was 5-0 to approve the Waiver of Sidewalks.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Brian J. Pearly	X			
Olivia Galecki	X			

### **Preliminary Plans**

Motion to approve was made by Ron Czelusniak and seconded by Brian Pearly. Vote was 5-0 to approve the Preliminary Plans with conditions.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Elin A. Gaynor,Vice	<b>X</b>			
Ronald Czelusniak,Clerk	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Brian J. Pearly	<b>X</b>			
Olivia Galecki	<b>X</b>			

### **ITEM 3:**

**Definitive Site Plan** to construct a drive-thru restaurant and retail building. Location: **Corner of McKinstry Ave. and Meadow St.** (Assessor Map 388, Parcel 1). Applicant: Salmar Realty LLC c/o Peter Martins, 350 Cottage St., Springfield, MA 01104

**Notes:** Rob Levesque of R. Levesque Associates, Inc. presented the plans for the Applicant. He explained that the plans incorporated the comments from the Site Plan Review Advisory Committee meeting and the Preliminary hearing. Mr. Levesque also explained that the Applicant was able to obtain additional property from the parent property; this enabled them to move the McKinstry Avenue access to the property further from the intersection. This was received positively by the City Engineer. Planning Staff recommended additional ornamental plantings in lieu of turfgrass since this is a highly visible location; the Applicant expressed a willingness to address the recommendation of the Planning Staff. The Board was satisfied with the plans and voted to approve the Definitive Plans with conditions.

Motion to approve with conditions was made by Ron Czelusniak and seconded by Olivia Galecki. Vote was 5-0 to approve the Definitive Plans with conditions.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Elin A. Gaynor,Vice	<b>X</b>			
Ronald Czelusniak,Clerk	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Brian J. Pearly	<b>X</b>			
Olivia Galecki	<b>X</b>			

### **ITEM 4:**

**ANRs – McKinstry Ave/Meadow St.**

**Notes:** This ANR is for the subdivision of the parent parcel referred to in the Definitive Plan notes above.

Motion to approve was made by Ron Czelusniak and seconded by Tom Reniewicz. Vote was 5-0 to approve.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Elin A. Gaynor,Vice	<b>X</b>			
Ronald Czelusniak,Clerk	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Brian J. Pearly	<b>X</b>			
Olivia Galecki	<b>X</b>			

### **ITEM 5:**

**Minutes from November 12 and December 3, 2015**

Notes: Both sets of minutes were tabled to February 4, 2016 since a quorum was not present for either set in order to vote.

Motion to table was made by Brian Pearly and seconded by Olivia Galecki. Vote was 4-0 to table with one abstention.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor, Vice				X
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Brian J. Pearly	X			
Olivia Galecki	X			

**ITEM 6:**

**Discussion** – Recap of ZBA hearing held November 18, 2015 for Appeal of Planning Board Decision of September 3, 2015 for 133 Leona Ave.

**Notes:** Brian Pearly wrote a letter on behalf of the Planning Board regarding the ZBA meeting on November 18, 2015. He explained his letter and his opinion as to why he felt it was necessary to write and send to the Mayor. Brian noted that fellow Board Members were not obligated to sign the letter. Other Board Members discussed the letter and decided whether or not they wished to sign. The Board ultimately voted to accept the letter and have it sent to the Mayor.

Motion to accept the letter was made by Brian Pearly and seconded by Tom Reniewicz. Vote was 5-0 to accept the letter and send to Mayor.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Brian J. Pearly	X			
Olivia Galecki	X			

**ITEM 7:**

**Adjournment**

Motion to adjourn was made by Brian Pearly and seconded by Olivia Galecki. Vote was 5-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Brian J. Pearly	X			
Olivia Galecki	X			

**Meeting adjourned at 8:45 PM.**